



26 Coleridge Road, Coventry, West Midlands. CV2 5HE

Situated just off Longfellow Road in this pleasant cul-de-sac setting. Here is a much improved and well presented single bayed 2 bedroom terrace property. This represents ideal first time buyer accommodation or as a great investment opportunity. This beautifully presented property must be viewed to be fully appreciated. It offers a high specification and compliments PVC double glazed windows and gas central heating.

The property incorporates Entrance Hall, Bay Windowed Lounge, full width Dining/Kitchen through to brick built Conservatory and inner Lobby through to Shower Room on the Ground Floor. The First Floor Landing leads to 2 Double Bedrooms and Bathroom/Shower. The front of the property offers off-road parking with a car parking bay and a private lawned garden and access to a concrete sectional Garage at the rear.

The property is well positioned with walking distance to forum shopping parade and close to Stoke Park and Ravensdale Schools. It also offers good access to Bus services to City Centre and is well positioned for access to University Hospital and major roads, M6 and M69.



£195,000 Freehold

PROPERTY DESCRIPTION

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FEATURES

- A well presented Single Bayed Terrace Property
- Set in a pleasant cul-de-sac setting
- Gas central heating and double glazing
- Bay windowed lounge
- Full width dining kitchen
- Downstairs Shower Room
- First Floor Bathroom
- 2 Double Bedrooms
- Car Parking Bay
- Viewing Highly Recommended



ROOM DESCRIPTIONS

Recess Porch Entrance

Lounge

3.5m x 3.7m (11' 6" x 12' 2") Bay
Widowed Lounge

Dining/Kitchen

3m x 3.6m (9' 10" x 11' 10") Full Width
Dining/Kitchen

Brick Built Conservatory

2.5m x 2.6m (8' 2" x 8' 6")
Glazed door leading out to rear garden

Inner Lobby through to downstairs Shower Room

1.8m x 1.8m (5' 11" x 5' 11")

Dining/Kitchen Staircase Access to First Floor

Landing

1.8m x 1.9m (5' 11" x 6' 3")
Access to Loft space

Bedroom 1

3.6m x 4.7m (11' 10" x 15' 5")
With original closed open fireplace

Bedroom 2

3.1m x 3m (10' 2" x 9' 10")

Bathroom

2.1m x 1.5m (6' 11" x 4' 11")
Fully Tiled Bathroom

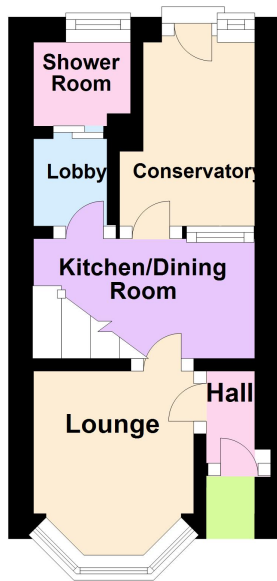
Front of Property

Off-Road Parking with drop kerb and car
parking bay

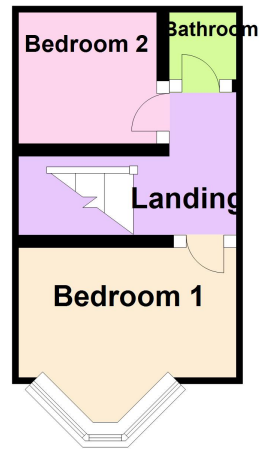
Rear of Property


A well presented lawned garden and
concrete sectional garage

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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